
ARTICLE II. ZONES

DIVISION 1. GENERAL PROVISIONS

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- 2.1.1 PURPOSE.** The zones described in this Article are established to regulate and separate the locations of land uses as appropriate.
- 2.1.2 ESTABLISHMENT OF BOUNDARIES.** The boundaries of each zone are determined and defined in accordance with the provisions of the *Land Use Code (LUC)*.
- 2.1.3 LAND USE GROUP AND LAND USE CLASS.** Each zone regulates permitted land uses under four categories: Permitted Land Uses, Special Exception Land Uses, Secondary Land Uses, and Accessory Land Uses. Each of these categories, with the exception of Accessory Land Uses, lists the allowed uses by Land Use Group and Land Use Class. The Land Use Group is listed to identify the primary activity and for informational referencing. The Land Use Class, which is listed under the Land Use Group, specifies allowed uses within each zone. Land Use Groups are contained and defined in Article VI of the *LUC*.
- 2.1.4 PERMITTED LAND USES.** Each zone has a section or subsection entitled Permitted Land Uses which lists Land Use Classes allowed as principal uses within that zone. These Land Use Classes are subject to the Development Designator (DD) indicated and any additional conditions listed for each use.
- 2.1.5 SPECIAL EXCEPTION LAND USES.** Each zone has a section or subsection entitled Special Exception Land Uses which lists all Land Use Classes that may be permitted within that zone only if approved through a Special Exception Land Use procedure and if the use complies with any additional conditions listed for the Land Use Class.
- 2.1.6 SECONDARY LAND USES.** Each zone has a section or subsection entitled Secondary Land Uses which lists the land uses that are permitted within that zone in conjunction with, but subordinate to, a principal Permitted Land Use. All permitted Secondary Land Uses are subject to any conditions listed for that use, in addition to the requirements of Sec. [3.2.4](#).
- 2.1.7 ACCESSORY LAND USES.** Each zone has a section or subsection entitled Accessory Land Uses which references compliance with Sec. [3.2.5](#), Accessory Uses and Structures. Uses allowed as Accessory Land Uses are those that are incidental to, or necessary for, the operation of the principal Permitted or Secondary Land Use. Accessory uses and structures include, but are not limited to, vehicular use areas, swimming pools, and storage facilities.

- 2.1.8 DEVELOPMENT DESIGNATOR.** Each land use listed as a Permitted or Special Exception Land Use has a Development Designator assigned. The Development Designator, which is the number or letter in quotation marks next to the Land Use Class, establishes the development criteria, such as height, density, and perimeter yards, required for that particular land use. The Development Designator provisions are located in Sec. [3.2.3](#). (*See Illustration 2.1.8.*)

Religious Use "21"

2.1.8 Development Designator

- 2.1.9 DEVELOPMENT REGULATIONS.** All land uses in all zones, whether permitted, special exception, secondary, or accessory, are required to comply with the requirements of Article III, Development Regulations, which are assigned to that Land Use Class including, but not limited to, height and bulk and with the requirements for off-street parking, loading, screening, and landscaping.
- 2.1.10 OUTDOOR DISPLAY OF PRODUCTS FOR RENT OR SALE.** When outdoor display of finished products for rent or sale at retail or wholesale is permitted, such display areas shall not encroach into areas set aside exclusively for compliance with other criteria, such as, but not limited to, landscaping, pedestrian areas, and motor vehicle and bicycle parking areas and access.